

City of Wichita, Kansas Americans with Disabilities Act Transition Plan

Sim Park

2020 West Murdock

November 2005



Prepared by

DMCG

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In conjunction with

The Great Plains ADA & IT Center and the City of Wichita Disability Advisory Board

City of Wichita – ADA/504 Transition Plan – Sim Park - November 2005

Legend: **Blue** font identifies hyperlinked documents – **Red** font indicates recommended changes to structures or policies

Locations	Structural Inconsistencies		Recommended Corrections/Modifications to Ensure Program Access	Criteria – L=low, M=medium, H=high			Supplemental Technical Information			Finalized Actions		
Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)
7. Botanical Center – General Interior	The checkout counter, in the Library, is located too high at 39-inches.	7.2	ADAAG requires a minimum 36-inch long portion of sales or service counters to be a maximum height of 36-inches. Lower a portion of the existing counter to a maximum height of 36-inches.	L	H	M	5	\$200	ADAAG New ADAAG			
8. Botanical Center – General Interior	Portions of the card catalog, in the Library, are located too high at 59-inches.	4.2.5 4.2.6	At least one of each type operating device available to the general public is required to be accessible and must be within a maximum reach range of 54-inches where a side reach is possible and a maximum of 48-inches where only a forward reach is possible, to the highest operable part. Lower the card catalog so that all usable portions are within ADAAG reach range specifications.	M	H	M	6	\$50	See Building Block #10 – Reach Ranges #1, #2, #3.			
9. Botanical Center – General Interior	The coat rack, located in the hallway leading to the Library near the Executive Director’s Office, is located too high and is a protruding object.	4.25.3	Where coat racks or hooks are provided, at least one must comply with reach ranges defined by ADAAG 4.2.5 or 4.2.6 . Where objects protrude from walls more than 4-inches and their leading edge is higher than 27-inches, these objects are considered protruding objects, which may not be detectable by individuals who are blind and use a cane. Install a lowered coat hook making sure not to make the hook a protruding object and provide a cane detectable object under the coat rack.	M ®	H	M	7	\$50	Building Block 10 – Reach Ranges Building Block 2 – 27” to 80” zone			
10. Botanical Center – General Interior	An accessible path of travel does not exit near the Kaleidoscope due to bricks and lights spaced 24-inches apart.	4.3.3	According to ADAAG, the minimum clear width of an accessible route shall be 36 in (915 mm) except at doors (see 4.13.5 and 4.13.6), and other points not exceeding 24-inches in length. Remove the lights and bricks or relocate the bricks and lights so that an appropriate path of travel exists and so that the bricks do not pose a tripping hazard.	M ®	H	M	1 2 0	\$0	ADAAG			
11. Botanical Center – General Interior	The ramp, which leads to the exterior patio, does not provide handrails on each side.	4.8	According to ADAAG, any part of an accessible route with a slope greater than 1:20 shall be considered a ramp. If a ramp run has a rise greater than 6-inches or a horizontal projection greater than 72-inches, then it shall have handrails on both sides. Provide handrails on each side of the ramped surface.	M ®	H	L	2 2	\$700	Ramp Detail			

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16. Botanical Center Restrooms	The lowered urinal, in the men’s restroom, is still located too high at 21-inches.	4.18	At least one urinal is required to be located so that the rim is a maximum of 17-inches high. Existing urinals have rims located at 24-inches high. Modify one urinal so that the rim is no higher than 17-inches.	L	H	M	9	\$100	See the Accessible Urinals figure for more details.					
17. Botanical Center Restrooms	The mirror, in the men’s restroom, is located too high at 47-inches.	4.19.6	At least one mirror in each restroom is required to be located so that the bottom edge of the reflecting surface is a maximum height of 40-inches. Typically, this barrier can be removed by installing an additional full length mirror. Install a full length mirror.	L	H	M	1 1	\$25	ADAAG					
18. Botanical Center Restrooms	Appropriate maneuvering clearance does not exist at the latch pull sides of entrance doors to the men’s and women’s restrooms.	4.13.6	The existing entrance door at the men’s restroom provides 4-inches of space at the latch pull side due to a trash container and only 6-inches of space exists at the latch pull side at the women’s restroom entrance door due to a wall. ADAAG requires at least 18-inches to the latch pull side of doors of this type. Modify these doors to comply with ADAAG specifications.	M	H	M	1 4 1 6	\$500	See Building Block 8 – Accessible Doors for more information regarding maneuvering space					
19. Golf Course	The threshold at the main public entrance door to the Club House is too high measuring 1-inch.	4.13	Thresholds at doors that are required to be accessible can be no higher than ½-inch. Lower the existing threshold to comply with ADAAG specifications.	L ®	H	M	2 6	\$100	See Building Block 8 – Accessible Doors for additional information					
20. Golf Course	The interior serving counter in the Club House is located too high at 43-inches.	7.2	ADAAG requires a minimum 36-inch long portion of sales or service counters to be a maximum height of 36-inches. Lower a portion of the existing counter to a maximum height of 36-inches.	M	H	M	2 7	\$200	ADAAG New ADAAG					
21. Golf Course	A hi-lo drinking fountain does not exist in the Club House.	4.15 4.1.3(10(a))	According to ADAAG if only one drinking fountain is provided on a floor there shall be a drinking fountain which is accessible to individuals who use wheelchairs and one accessible to those who have difficulty bending or stooping. Cups at inaccessible drinking fountains are considered equivalent facilitation. Provide a cup holder at this fountain and a cane detectable area underneath.	L	H	M	2 8	\$25	ADA TAM 3 – P 34 Building Block 7 – Drinking Fountains					

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22. Golf Course – Club House Restrooms/locker rooms	The men's and women's restrooms do not provide Braille signage at the entrance doors.	4.1.3(16) 4.30.4	ADAAG requires public restrooms to be designated with Braille, raised letters, and the symbol of accessibility, where restrooms are accessible. Provide ADAAG compliant signage at restroom entrances.	L	H	M	2937	\$100	Signage Specifications for Permanent Rooms and Spaces			
23. Golf Course – Club House Restrooms/locker rooms	The lavatories, in the men's and women's restrooms, have exposed pipes underneath.	4.19	Pipes under lavatories are required to be insulated or otherwise configured to avoid contact. Ensure at least one lavatory in each restroom complies with ADAAG specifications.	L®	H	M	3038	\$250	See Attachment 4 – Lavatory Specifications for more information on accessible lavatories.			
24. Golf Course – Club House Restrooms/locker rooms	The mirrors, in the men's and women's restrooms, are located too high at 49-inches.	4.19.6	At least one mirror in each restroom is required to be located so that the bottom edge of the reflecting surface is a maximum height of 40-inches. Typically, this barrier can be removed by installing an additional full length mirror. Install a full length mirror in each restroom.	L	H	M	3038	\$50	ADAAG			
25. Golf Course – Club House Restrooms/locker rooms	In the women's restroom, the paper towel dispenser is not within reach range at 56-inches high.	4.2.5 4.2.6 4.24	At least one of each type of dispenser is required to be accessible and must be within a maximum reach range of 54-inches where a side reach is possible and a maximum of 48-inches where only a forward reach is possible, to the highest operable part. Ensure at least one paper towel dispenser is within ADAAG specified reach ranges.	M	H	M	3030	\$50	See Building Block #10 – Reach Ranges #1, #2, #3.			
26. Golf Course – Club House Restrooms/locker rooms	The toilet stalls, in the men's and women's restrooms, are totally inaccessible due to numerous barriers.	4.23	Inconsistencies include, but are not limited to, very narrow stall, lack of rear grab bars, toilets centered at 20-inches, etc. Modify the restrooms to comply with ADAAG specifications if it is technically feasible to do so.	M	H	M	3240	\$5,000	Restroom Figures – Building Blocks			

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35. General Park Facilities	The faucet controls, on the drinking fountain near the shelter, is not within specified reach range (foot operated). In addition, the drinking fountain is located on a 6-inch pedestal.	4.15 4.1.3(10)	According to ADAAG, the number of all facilities and elements, which are required to be accessible, are delineated in ADAAG section 4.1 . However, 4.1 only addresses drinking fountains in reference to floors of a building or facility. The program access provisions of Title II require all programs and services to be accessible and usable. The number of drinking fountains that are required to be accessible in a park or play area setting is debatable, but we consider that at least one at this particular setting should be fully accessible to individuals who use wheelchairs. Modify the existing drinking fountain to comply with ADAAG specifications including spout height. Additionally, we recommend providing a hi-lo fountain. In addition, locate the drinking fountain on an accessible path of travel without abrupt changes in level.	L	M	M	56	\$800	Building Block 7 – Drinking Fountains Sample hi-lo fountain in park setting			
36. General Park Facilities	An accessible path of travel does not exist, leading to the U-shaped stone table, due to dirt/grass surfaces and abrupt changes in level (steps).	4.3.2	At least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site. Accessible routes are required to be stable, firm and slip-resistant. Create an accessible path (concrete, asphalt, rubber) of travel leading to the stone table without abrupt changes in level over ¼-inch.	M	H	M	57	\$700	Building Block 7 – Drinking Fountains			

Sim Park - Conceptual Cost Projections

Total	\$21,725
Year One (Very High)	\$2,500
Year Three (High)	\$1,500
Year Five (Medium)	\$13,550
Year Ten (Low)	\$4,175